



**Planning Board
Agenda Packet**

July 9, 2019

Work Session

5:30 PM

Call to Order - 6:00 PM

- A) Pledge of Allegiance & Moment of Silence
- B) Ask for Disqualifications
- C) Announce Quorum Being Met
- D) Approval of Agenda

Approval of Minutes for June 11, 2019**Old Business****New Business**

- A) **PB 19-13 Currituck County:** Text amendment to the Unified Development Ordinance, Chapter 2. Administration, Chapter 6. Subdivision and Infrastructure Improvements, and Chapter 10. Definitions and Measurements, to limit minor subdivisions to those without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). It will also limit minor subdivisions from stripping out along existing NCDOT maintained roads. This text amendment does not apply to family subdivisions, a type of minor subdivision.
- B) **PB 19-15 Windswept Pines** A request to conditional zone 66.8 acres from Conditional-Mixed Residential District (C-MXR) to Conditional-Mixed Residential District (C-MXR) to add 14 residential lots, streets, add one 2,500 square foot commercial building, and modify phases in the Windswept Pines development located on the north side of Baxter Road in Moyock, Tax Map 9H, Parcels 42-58, 1-12, and OSA-OSC; and, Tax Map 9, Parcels 6A and 11L, Moyock Township.

Announcements**Adjournment**



**CURRITUCK COUNTY
NORTH CAROLINA**

June 11, 2019

Minutes – Regular Meeting of the Planning Board

WORK SESSION

The Currituck County Planning Board held a work session at 5:30 PM in the Historic Courthouse Conference Room with five board members present. Jennie Turner, Planner II, briefed board members on the progress of the dune protection outreach. At the direction of the Planning Board from the May 14th meeting, Planning Staff held a public meeting on May 30th at the Wildlife Education Center in Corolla to address concerns. Approximately 30 citizens were present along with Commission White and Commissioner Beaumont. Follows this meeting the Board of Commissioners scheduled a work session on the dune protection ordinance for June 17th (UPDATE for June 12, 2019: The dune protection discussion scheduled for the June 17th Board of Commissioners Work Session was postponed until a future date.) Ms. Turner went over several points discussed at the stakeholders meeting. She said the Dune Protection Text Amendment will be brought back to the Planning Board for their recommendation once the Board of Commissioners complete their work session with this topic included in the agenda. Ms. Turner thanked the Planning Board for tabling the Dune Protection Amendment and requesting more information before making their recommendation.

Discussion was held on amending tonight's agenda to remove PB 19-13 Currituck County - Minor Subdivision Text Amendment. The Staff Report is still being revised and needed further approval. Donna Voliva, Assistant Planning Director, briefed the board members on some of the changes within that text amendment and said once it meets staff's approval it would be presented to the Planning Board for recommendation at the July 9th meeting.

Donna Voliva briefed the board members on PB 19-12 Currituck County - Building Height Text Amendment and said it came from the need for extra height for the Public Safety Building. Discussion was held on whether the 35' height requirement was originally set for public safety concerning length of Fire Department ladders. Ms. Voliva said it was not and buildings require a sprinkler system when the height is 50' or 55' feet. Discussion was also held on setbacks for residential

The work session adjourned at 5:58 PM.

CALL TO ORDER - 6:00 PM

The Planning Board met in a regular session at 6:00 PM in the Board meeting Room of the Historic Courthouse, 153 Courthouse Road, Currituck, North Carolina.

Attendee Name	Title	Status	Arrived
C. Shay Ballance	Chairman	Present	
Garry Owens	Vice Chairman	Present	
K. Bryan Bass	Board Member	Present	

Communication: PB Meeting June 11, 2019 (Approval of Minutes for June 11, 2019)

David Doll	Board Member	Present	
Anamarie Hilgendorf	Board Member	Absent	
Juanita S Krause	Board Member	Present	
J. Timothy Thomas	Board Member	Absent	
Donna Voliva	Planning and Community Development Senior Planner	Present	
Jennie Turner	Planning and Community Development Planner II	Present	
Cheri Elliott	Clerk to the Board	Present	

Chairman Ballance called the meeting to order at 6:01 PM.

A. Pledge of Allegiance & Moment of Silence

Chairman Ballance asked everyone to stand for the Pledge of Allegiance and a moment of silence.

B. Ask for Disqualifications

Chairman Ballance asked if any board member had a conflict of interest. There were no conflicts noted.

C. Announce Quorum Being Met

Chairman Ballance announced a quorum being met with five board members present.

D. Approval of Agenda

Chairman Ballance asked for a motion to approve the agenda for tonight's meeting. Ms. Voliva asked for the agenda to be amended to remove New Business, Item B. PB 19-13 Currituck County Minor Subdivision Text Amendment from the agenda. Mr. Bass motioned to approve with the requested amendment. Mr. Doll seconded the motion and the motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	C. Shay Ballance, Chairman, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S Krause, Board Member
ABSENT:	Anamarie Hilgendorf, Board Member, J. Timothy Thomas, Board Member

APPROVAL OF MINUTES FOR MAY 14, 2019

Chairman Ballance asked if there were any changes needed for the minutes of May 14, 2019. No changes were noted. Ms. Krause motioned to approved as presented. Mr. Owens seconded the motion and the motion carried unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	C. Shay Ballance, Chairman, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S Krause, Board Member
ABSENT:	Anamarie Hilgendorf, Board Member, J. Timothy Thomas, Board Member

E. PB Minutes May 14, 2019

OLD BUSINESS**A. PB 19-07 Currituck County Text Amendment - Dune Protection:**

Ms. Turner updated the board on the public outreach requested by the Planning Board concerning the future dune protection ordinance. Ms. Turner said emails were sent to stakeholders and the original date of the meeting was rescheduled to accommodate the Home Builders Association. The Planning Staff held the meeting on May 30th at the Wildlife Education Center in Corolla to give the citizens and home builders a brief review of the text amendment and to hear their concerns. Ms. Turner provided the board with a memo outlining the discussion points. Ms. Turner said the attendees requested another meeting and the Board of Commissioners plan to have a work session on June 17th to discuss the dune protection (Update 6/12/19 - the dune protection discussion has been removed from the Board of Commissioner's work session agenda scheduled for 6/17/19 until further notice). Staff will advise the Planning Board with the Board of Commissioner's direction following the work session.

NEW BUSINESS**A. PB 19-12 Currituck County - Height:**

Donna Voliva, Assistant Planning Director, presented the staff report and explained structure height rules of measurement, compatibility standards when located within 100 feet of a property containing an existing single family dwelling. Ms. Voliva showed images illustrating the staff's recommendation of an increased setback for structures above 35' when located beside single family dwellings. She gave comparison data from other counties that are close or similar to Currituck County. Ms. Voliva said the Unified Development Ordinance (UDO) currently limits all structures to a 35' maximum height across all zoning districts and this limit has been set for many years. Ms. Voliva explained the review standards and said the 2006 Land Use Plan does not directly address specific policies for structure height, but the plan establishes land use and development goals which relate to the compatibility. These are Goal 5, to diversify the County's economic base and Goal 10, to properly distribute development forms in accordance with the suitability of land, infrastructure available and compatibility of surrounding land uses. Staff recommends approval of the request with the incorporation of an increased setback for structures above 35'. The increased setback would be 1' for every 1' above 35' if fire protection can be achieved, community compatibility standards are maintained and the Statement of Consistency and Reasonableness as recommended by staff is adopted.

Chairman Ballance asked board members if they had any questions for staff. Mr. Bass asked how many Heavy Industrial (HI) zoning districts were currently in Currituck County. Ms. Voliva named several business located in the HI zoning district and gave their locations. Ms. Krause asked if any of those businesses were currently at 65' and Ms. Voliva said there were none.

There were no public present to speak.

Chairman Ballance asked for a motion. Mr. Doll motioned to approve. Chairman Ballance clarified Mr. Doll's motion to approve the Currituck height limit request as written and then to include a 1' to 1' setback above 35' provided adequate fire protection can be achieved, community compatibility standards are maintained, and the following suggested Statement of Consistency and Reasonableness as recommended by staff is adopted: The request is

consistent with the 2006 Land Use Plan and in the reasonable public interest. Mr. Doll agreed to this motion. Mr. Bass seconded the motion and the motion carried unanimously.

RESULT:	RECOMMENDED APPROVAL [UNANIMOUS]	Next: 7/1/2019 6:00 PM
AYES:	C. Shay Ballance, Chairman, Garry Owens, Vice Chairman, K. Bryan Bass, Board Member, David Doll, Board Member, Juanita S Krause, Board Member	
ABSENT:	Anamarie Hilgendorf, Board Member, J. Timothy Thomas, Board Member	

ANNOUNCEMENTS

Ms. Voliva said Currituck Station language will be coming to the Planning Board, as well as a Pattern Book. Discussion was held on whether to see both items together or break them into a work session in July for part and August for all items. Ms. Voliva said the text amendment would be mostly for Currituck Station, but would also include a small portion for countywide such as parking. The board agreed for staff to email an update in July before deciding on a work session date.

ADJOURNMENT

Mr. Bass motioned to adjourn the meeting. Ms. Krause seconded the motion and the meeting adjourned at 6:26 PM.



Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2510)

Agenda Item Title

PB 19-13 Currituck County:

Brief Description of Agenda Item:

Text amendment to the Unified Development Ordinance, Chapter 2. Administration, Chapter 6. Subdivision and Infrastructure Improvements, and Chapter 10. Definitions and Measurements, to limit minor subdivisions to those without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). It will also limit minor subdivisions from stripping out along existing NCDOT maintained roads. This text amendment does not apply to family subdivisions, a type of minor subdivision.

Board Action Requested

Action

Person Submitting Agenda Item

Tammy Glave,

Presenter of Agenda Item

Tammy Glave

**Currituck County**

Planning and Community Development Department
 Planning and Zoning Division
 153 Courthouse Road Suite 110
 Currituck NC 27929
 252-232-3055 Fax 252-232302

To: Board of Commissioners
 Planning Board

From: Planning Staff

Date: May 20, 2019

Subject: PB 19-13 Currituck County Text Amendment – Minor Subdivisions

Background

At its January 2019 retreat, the Board of Commissioners directed staff to address the increasing use of minor subdivisions and the potential safety issue of subdivisions creating lots, thus driveways along existing roads. Minor subdivisions are divisions of land into 5 lots or less without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). Additionally, one of the revisions is required because of a change in general statutes.

In a 2017 interpretation from Department of Insurance, it was asserted that the NC Fire Code applied to subdivisions of 3 or more lots. Previously, the Fire Code was only applied to major subdivisions (more than 5 lots). The application of the fire code requires a road built to a certain standard and a fire hydrant or fire pond be installed. A higher level of review is required for subdivisions installing this type of infrastructure. This draft text amendment requires these subdivisions to be reviewed by the Technical Review Committee (TRC) (Planning, Building/Fire, Engineering, Water, Environmental Health, Stormwater, etc.) and can no longer be administratively approved by the Planning Director alone. It is important to note that these changes do not apply to family subdivisions.

It is important to note that limiting driveway cuts along existing roads preserves the traffic function of the road and minimizes traffic accidents. To have higher quality developments, it is important to mandate internal streets at two or more lots. This applies to minor and major subdivisions and is clarified in this text amendment.

Finally, the text amendment addresses a conflict with the Fire Code that requires “an unobstructed width of not less than 20 feet, exclusive of shoulders,” for access to newly created lots. To meet the Fire Code standards, Private Access Street standards (only allowed for family subdivisions or subdivisions serving two or fewer lots) are being adjusted to require 20’ of all-weather surface road able to support 75,000 pounds instead of 16’ that is currently required.

Text Amendment Review Standards

The advisability of amending the text of the UDO is a matter committed to the legislative discretion of the Board of Commissioners and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the Board of Commissioners may weigh the relevance of and consider whether and the extent to which the proposed text amendment:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Recommendation

Staff recommends approval of this request subject to the staff suggested Statement of Consistency and Reasonableness listed in the staff report and the following text amendment standards:

1. Is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans;
 - a. This request is consistent with the goals, objectives, and policies of the Land Use Plan and other applicable county-adopted plans. Please reference LUP policies HN 4, TR5, and CA 1.
2. Is not in conflict with any provision of this Ordinance or the County Code of Ordinances;
 - a. The request is in harmony with the UDO and the County Code of Ordinances.
3. Is required by changed conditions;
 - a. Since Fire Code standards apply to minor subdivisions that create more than two lots (except Family Subdivisions), additional infrastructure is required. It is necessary for more departments and agencies to review the subdivision request since the subdivision can no longer be administratively approved by the Planner Director. A full TRC review is necessary, just as major subdivisions are reviewed.
 - b. Fire Code access standards apply to all newly created lots (except Family Subdivisions).
 - c. As more subdivisions develop, the safety of the traveling public must be a primary concern.
4. Addresses a demonstrated community need;
 - a. Community health and safety is of utmost concern.
5. Is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the county;
 - a. It will ensure efficiently and thoroughly vetted development within the county.
6. Would result in a logical and orderly development pattern; and
 - a. It is logical to require a full TRC review of subdivisions installing infrastructure and

- limiting excess driveway cuts along existing roads to create an orderly development pattern.
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
 - a. It should have no adverse impacts on the natural environment.



**PB 19-13 CURRITUCK COUNTY
MINOR SUBDIVISION TEXT
AMENDMENT
PLANNING BOARD
JUNE 11, 2019**

Currituck County requests an amendment to the Unified Development Ordinance, Chapter 2 Administration, Chapter 6 Subdivision and Infrastructure Improvements, and Chapter 10 Definitions and measurements, to limit minor subdivisions to those without significant infrastructure improvements (i.e. road installed to NCDOT standards, fire hydrant, fire pond). It will also limit minor subdivisions from stripping out along existing NCDOT maintained roads. This text amendment does not apply to family subdivisions, a type of minor subdivision. Additionally, two of the changes are required because of a change in general statutes.

BE IT ORDAINED by the Board of Commissioners of the County of Currituck, North Carolina that the Unified Development Ordinance of the County of Currituck be amended as follows:

Item 1: That Chapter 2 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Section 2.4.8 Subdivisions:

2.4.8 Subdivision

C. Subdivisions Distinguished

There are three different types of subdivisions under this section: a no-review subdivision, a minor subdivision, and a major subdivision.

(I) No-Review Subdivision

(a) A no-review subdivision is the division of land in a way that is not subject to review under this section, but is subject to compliance with all other applicable standards in this Ordinance and the County Code of Ordinances. No-review subdivisions consist of the division of land in one of the following ways:

- (i)** The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this Ordinance;
- (ii)** The division of land into parcels greater than ten acres where no street right-of-way dedication is involved. Each parcel that is part of the subdivision shall be greater than ten acres;
- (iii)** The public acquisition by purchase of strips of land for the widening or opening of streets or provision of public utilities;

(iv) The division of a tract of land in single ownership that is no greater than two acres in area into not more than three lots, when:

(A) No street right-of-way dedication is involved: and

(B) The resultant lots are equal to or exceed the standards of this Ordinance.

(v) **The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes. (The division of land for the purpose of settling an estate is not a division of land for the purpose of sale or building development.)**

(b) Any map or plat related to a no-review subdivision intended for recordation shall bear the words “no approval required” and the signature of the Planning Director.

(2) Minor Subdivision

A minor subdivision consists of the division of land into **three** or fewer lots that does not constitute a no review subdivision **and does not require significant infrastructure improvements. For the purpose of this section, significant infrastructure includes but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.**

(3) Major Subdivision

All other subdivisions of land shall constitute a major subdivision.

D. Minor Subdivision

(2) Minor Subdivision Review Standards

(a) General Standards

A minor subdivision shall be approved on a finding that:

(i) It complies with all applicable standards in Chapter 6: Subdivision and Infrastructure Standards, the standards for a final plat in Section 2.4.8.E.5.B; and all other applicable standards in this Ordinance;

(ii) It complies with the dimensional standards of Chapter 3;

(iii) It will result in **no more than three lots** created from the parent parcel or tract (including the residual parcel or tract of less than ten acres in area), as it existed on April 2, 1989 (except as allowed in Section 2.4.8.D.2.B, Additional Standards for Family Subdivisions);

- (iv) It **does not** front an existing NCDOT maintained public street or a private access street;
- (v) **The parent parcel and new parcel(s) shall front a private access street. The existing driveway to the parent parcel shall be removed if that driveway is not converted into the private access street to service the resultant parcels.**
- (vi) There is no public right-of-way dedication;
- (vii) It does not create a private access street serving more than **three** lots unless it is a family subdivision;
- (viii) Any private access street created complies with Section 6.2.1.B.1 Private Access Street Standards; and,
- (ix) **It does not require significant infrastructure improvements. For the purpose of this section, significant infrastructure includes, but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.**

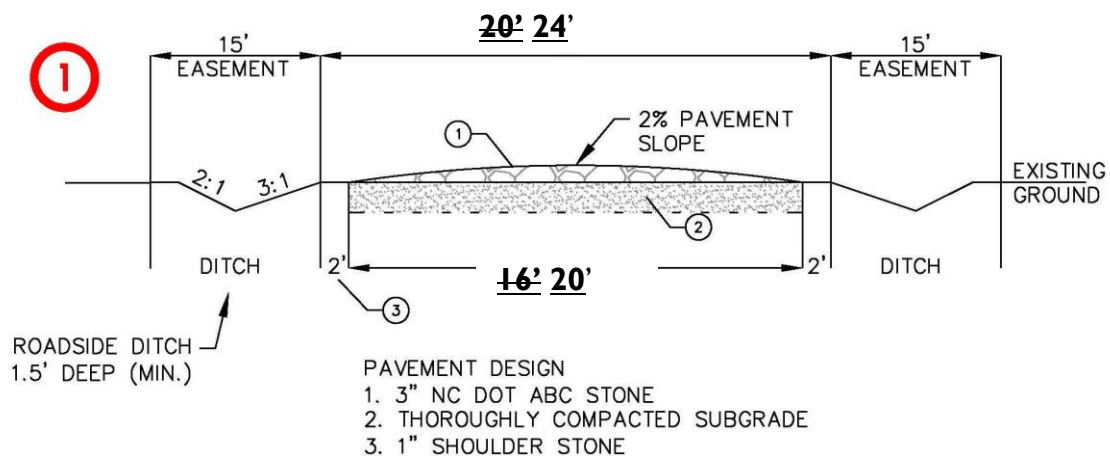
Item 2: That Chapter 6 is amended by and adding the bold and underlined language in Section 6.1.3 Subdivision Standards:

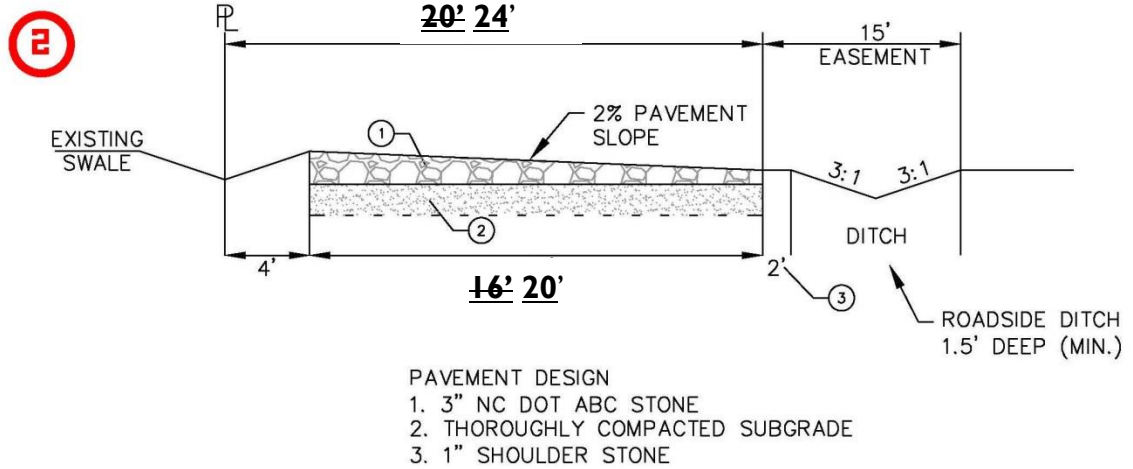
G. Street Access

All lots must access the proposed internal subdivision street(s). Lots along existing NCDOT streets are prohibited.

Item 3: That Chapter 6 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Figure 6.2.1.B: Private Access Street Standards:

Figure 6.2.1.B: Private Access Street Standards





Item 4: That Chapter 6 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Figure 6.2.1.D: Minimum Street Width Standards:

TABLE 6.2.1.D: MINIMUM STREET WIDTH STANDARDS							
Subdivision Type	Minimum Right of Way Width (feet)	Local Street		Collector Street		NCDOT Design Standards Applicable?	NCDOT Construction Standards Applicable?
		Minimum Pavement Width (feet)	Minimum Shoulder Width (feet)	Minimum Pavement Width (feet)	Minimum Shoulder Width (feet)		
Family and <u>minor subdivisions</u>	20 24	16 20	2	N/A	N/A	No	No
Residential Subdivision	See NCDOT <i>Subdivision Roads Minimum Construction Standards Manual</i>					Yes	Yes
Nonresidential Subdivision						Yes	Yes
Conservation Subdivision	30	20 [1]	N/A	N/A	N/A	No	Yes
Planned Unit and Planned Development	30	20 [1]	N/A	N/A	N/A	No	Yes
NOTES:							
[1] See Section 6.2.1.G for one-way street pavement width requirements							

Item 5: That Chapter 10 is amended by deleting the following bold, underlined, and strikethrough language and adding the bold and underlined language in Section 10.5 Definitions:

INFRASTRUCTURE

Facilities and services needed to sustain industry, residential, commercial, and all other land use activities, including utilities, streets, sidewalks, stormwater systems, firefighting elements (i.e. ponds, hydrants, etc.), communications, and public facilities such as fire stations, parks, schools, government buildings, etc.

SUBDIVISION, MINOR

The division of land into **three** or fewer lots that does not constitute a no review subdivision, **and does not require significant infrastructure improvement. For the purpose of this section, significant infrastructure includes, but is not limited to: a road installed to NCDOT standards, fire hydrant, and/or a fire pond.**

Item 6: Staff suggested Statement of Consistency and Reasonableness:

The requested zoning text amendment is consistent with the 2006 Land Use Plan because:

- POLICY HN4: Currituck County shall discourage all forms of housing from leapfrogging into the midst of farmland and rural areas, thereby eroding the agricultural resource base of the county.
- Policy TR5: So as to preserve the traffic moving function of the County's primary roads, minimize traffic accidents, and avoid land locking interior land parcels, Currituck County shall discourage residential and commercial strip development along the county's primary roads.
- Policy CA1: The important economic, tourism, and community image benefits of attractive functional major highway corridors through Currituck County shall be recognized. Such highway corridors, beginning with US 158 and NC 168, shall receive priority attention for improved appearance and development standards, including driveway access, landscaping, buffering, signage, lighting, and tree preservation.

The request is reasonable and in the public interest because:

- A higher level of review is required for subdivisions installing significant infrastructure (i.e. roads installed to NCDOT standards, fire hydrants, fire ponds). This type of subdivision must be reviewed by the Technical Review Committee and not administratively approved by the Planning Director alone.
- It prevents subdivision lots from being stripped out along existing NCDOT roads.

Item 7: The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of North Carolina by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Item 8: This ordinance amendment shall be in effect from and after the _____ day of _____, 2019.

Board of Commissioners' Chairman

Attest:

Leeann Walton
Clerk to the Board

DATE ADOPTED: _____
MOTION TO ADOPT BY COMMISSIONER: _____
SECONDED BY COMMISSIONER: _____
VOTE: _____AYES_____NAYS_____

PLANNING BOARD DATE: June 11, 2019

PLANNING BOARD RECOMMENDATION: _____

VOTE: _____AYES _____NAYS

ADVERTISEMENT DATE OF PUBLIC HEARING: _____

BOARD OF COMMISSIONERS PUBLIC HEARING: _____

BOARD OF COMMISSIONERS ACTION: _____

POSTED IN UNIFIED DEVELOPMENT ORDINANCE: _____

AMENDMENT NUMBER: _____



Text Amendment Application

OFFICIAL USE ONLY: **PB 19-13**

Case Number: _____
 Date Filed: 4/25/19
 Gate Keeper: tdg
 Amount Paid: n/a

Contact Information

APPLICANT:

Name: County of Currituck
 Address: 153 Courthouse Road Suite 204
Currituck NC 27929
 Telephone: 252-232-2075
 E-Mail Address: ben.stikeleather@currituckcountync.gov

Request

I, the undersigned, do hereby make application to change the Currituck County UDO as herein requested.

Amend Chapter(s) 2, 6, and 10 Section(s) 2 4 8, Figure 6 2 1 B, Figure 6 2 1 D, and 10 5 as follows:

To limit minor subdivisions to those subdivision that do not require significant infrastructure improvements
(Including but not limited to a road installed to NCDOT standards, fire hydrant, fire pond);

To limit minor subdivisions from stripping out along existing NCDOT maintained roads.

*Request may be attached on separate paper if needed.


 Petitioner

6/4/19
 Date



Currituck County Agenda Item Summary Sheet

Agenda ID Number – (ID # 2538)

Agenda Item Title

PB 19-15 Windswept Pines

Brief Description of Agenda Item:

A request to conditional zone 66.8 acres from Conditional-Mixed Residential District (C-MXR) to Conditional-Mixed Residential District (C-MXR) to add 14 residential lots, streets, add one 2,500 square foot commercial building, and modify phases in the Windswept Pines development located on the north side of Baxter Road in Moyock, Tax Map 9H, Parcels 42-58, 1-12, and OSA-OSC; and, Tax Map 9, Parcels 6A and 11L, Moyock Township.

Board Action Requested

Action

Person Submitting Agenda Item

Donna Voliva,

Presenter of Agenda Item

Donna Voliva



**STAFF REPORT
PB 19-15 WINDSWEPT PINES
CONDITIONAL ZONING
PLANNING BOARD
JULY 9, 2019**

APPLICATION SUMMARY

Property Owner: See complete listing of property owners on Attachment A	Applicant: See complete listing of applicants on Attachment A
Case Number: 19-15	Application Type: Conditional Rezoning
Parcel Identification Number: See Attachment A	Existing Use: Residential Subdivision
Land Use Plan Classification: Rural	Parcel Size (Acres): 66.8 acres
Moyock Small Area Plan Classification: Full Service	Zoning History: A and GB (1989) C-MXR (2015) (2018)
Current Zoning: C-MXR	Proposed Zoning: C-MXR
Request: The request is amend the conceptual plan to add 14 residential lots. The plan also provides an additional 2,500 square feet commercial building.	

ADEQUATE PUBLIC FACILITIES – SCHOOLS¹

School	Actual Capacity ²	Committed Capacity ²	Proposed Capacity Changes
			Number of Students
Moyock Elementary Shawboro Elementary Central Elementary	92%	118%	+3
Griggs Elementary Jarvisburg Elementary	76%	102%	
Knotts Island Elementary	34%	35%	
Moyock Middle Currituck Middle	82%	96%	+1
Currituck High JP Knapp Early College	84%	104%	+2

¹Does not include minor subdivisions, exempt subdivisions, and subdivisions approved prior to the adoption of the adequate public facilities ordinance (October 1994)

²Capacity percentages are based on the 2021 classroom standards

REQUEST

NARRATIVE

A conditional zoning of this property was approved in 2015 that established the Conditional Mixed Residential (C-MXR) district known as Windswept Pines development. The 2015 approved development plan created 59 total lots (including one existing parcel recombined to provide an entrance to Baxter Lane), 1.48 acre commercial area, and a possible future development phase. The future development phase did not have a conceptual design layout, pedestrian and vehicular circulation plans, drainage facilities or patterns, additional open space, or approximate location of

jurisdictional wetlands. Since the 2015 conditional zoning approval, the applicant has designed and developed Windswept Pines, Phases 1 and 2. Windswept Pines Phase 1 is recorded and several homes are under construction. It is anticipated that Phase 2 will be recorded in the near future.

The property in question is zoned C-MXR and at the time of the conditional zoning was identified as future development area with no identified lot or road layout. On November 5, 2018, the Board of Commissioners approved a conditional zoning amending the conditions and project area to provide additional stormwater ponds for Phase 2 development.

This request is to amend the development plan to add 14 residential lots and streets that will phase as follows:

Phase 1	30 lots	Recorded
Phase 2	29 lots	2019 Final Plat is under review (previously shown as year 2)
Phase 3	14 lots	2020
Phase 4	Commercial	2021 (previously shown as Phase 3 in year 3)

The road extension and access for this phase (14 lots) provides interconnectivity to adjacent lands to the north and east.

For the entire development, the summary of the new conceptual plan is as follows:

Total Area: 66.87 acre rezoning

73 residential lots (including the existing McCrary parcel)

1 commercial parcel with 2 – 2,500 square feet buildings (previously 1 – 2,500 square foot building)

Open Space - Required

19.617 acres required residential open space (65.32 acres x 30%)

0.148 acres required commercial open space (1.48 acres x 10%)

Open Space – Provided

24.57 acres residential open space

0.15 acres commercial open space

COMMUNITY MEETING

The community meeting was held on May 13, 2019 at 6:00 pm at the Moyock Library. There were three people from the community in attendance. The engineer reviewed the proposed development plan and the approval process. The comments received at the meeting included another access to Baxter Lane, development interconnectivity, street lights, speed limit, and the timing of the development and home construction. A summary of the community meeting is provided in the packet.

CONDITIONS OF APPROVAL

The applicant does not propose any changes to the zoning conditions of approval:

1. Use: Subdivision
2. All lots to be greater than or equal to 20,000 square feet.
3. Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluation.
4. Explore the possibility of routing a portion of stormwater runoff to the northeast.
5. All residential development will be single family and will conform to sample building elevations provided.

SURROUNDING PARCELS

	Land Use	Zoning
North	Residential/Woodland/Farmland/ Sand Mine	GB/AG
South	Residential/Business	GB/AG
East	Farmland	AG
West	Cemetery/Farmland	GB

LAND USE PLAN

The 2006 Land Use Plan classifies this site as Rural within the Moyock subarea. The policy emphasis for the Moyock subarea is managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. In areas where on-site wastewater is proposed and other county services are limited development density should be limited to 1-2 units per acre. The proposed development plan may be considered consistent with the Moyock subarea emphasis, but this consideration does not change the 2006 Land Use Plan land use classification of the subject property. This signifies a discrepancy with the UDO dimensional standards for the MXR district.* The following land use plan policy is relevant to the request:

Policy HN1	Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the site, and proximity of the site to existing and planned urban services. (summary)
------------	--

***Prior zoning map amendments (2015 and 2018) adopted by the BOC placed emphasis on the Moyock Small Area plan future land use map classifying this property as Full Service. A recent zoning map amendment, PB 18-23 effective May 6, 2019, placed emphasis on the CAMA Land Use Plan. The decision emphasizes the 2006 Land Use Plan as the controlling document and the relation to the UDO dimensional standards for the MXR district signifies a discrepancy between the two plans.**

MOYOCK SMALL AREA PLAN

The Moyock Small Area Plan identifies this site as Full Service. Full Service designations are focal points in the community where high amounts of activity occur. Typical densities in full service designations range from 1.5 – 3 units per acre depending on surround land uses.

Policy FLU1	Promote compatibility between new development and existing development to avoid adverse impacts to the existing community. This is achieved through design and includes larger setbacks, landscaped or forested strips, transition zones, fencing, screening, density and/or bulk step downs, or other architectural and site planning measures that encourage harmony.
-------------	---

RECOMMENDATION**Technical Review Committee**

The Technical Review Committee reviewed the conditional zoning request and identifies the following **outstanding staff concerns**:

1. The 2006 Land Use Plan identifies this property as Rural within the Moyock subarea. The policy emphasis for the Moyock subarea is managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. In areas where on-site wastewater is proposed and other county services are limited development density should be limited to 1-2 units per acre.
2. The Moyock Small Area Plan identifies this site as Full Service.
3. The UDO dimensional standards in the MXR zoning district provide the maximum gross density of 2 units per acre in the Full Service Area and 1 unit per acre in the Limited Service Area. The UDO does not provide density allocation for property in the Rural land use classification. The MXR zoning district purpose provides more intense development density and uses than the areas typically identified as the Rural land use classification.
4. Prior zoning map amendments, including the amendments in 2015 and 2018, placed emphasis on the Moyock Small Area plan allowing for the full service development density of 2 units per acre. However, a recent zoning map amendment of PB 18-23 with an effective date of May 6, 2019, placed emphasis on the 2006 Land Use Plan as the approved CAMA plan. That decision, if applied to this property, would not meet the county UDO since this area is identified as Rural with no development density allocated.
 - a. Windswept Pines, as approved, has a development density of 0.90 dwelling units per acre (65.39 acres – does not include 1.48 acres commercial lot).
 - b. The requested development density is 1.116 dwelling units per acre.
5. Based on the 2019 decision, an amendment to the 2006 Land Use Plan land use map (Rural to Full Service) is necessary for this increase in development density to be allowed under the UDO.

When emphasis is placed on the 2006 Land Use Plan, the conditional zoning could be considered consistent with the Moyock subarea. However, without an amendment to the Land Use Plan (map) the increase in development density is not allowed in the UDO. An amendment the 2006 Land Use plan shall comply with the standards in the NCGS.

CONSISTENCY AND REASONABLENESS STATEMENT

A conditional zoning is a legislative decision of the Board of Commissioners. In determining whether to approve or deny a conditional rezoning the Board of Commissioners shall adopt a written statement of consistency and reasonableness.

This conditional zoning request is consistent with and amends the 2006 Land Use Plan by designating this property as Full Service on the future land use map because the amendment recognizes and implements the Full Service designation of the Moyock Small Area Plan adopted by the Board of Commissioners.

It is reasonable and in the public interest because it is required by changed conditions acknowledged by the Moyock Small Area Plan and addresses a demonstrated community need providing a full service area that offers mixed use development with both residential and commercial components.

CONDITIONS OF APPROVAL

Only conditions mutually agreed to by the owner(s) may be approved as part of a conditional zoning district. Conditions shall be limited to those that address conformance of development and use of the site with county regulations and adopted plans and that address the impacts reasonably expected to be generated by the development or use. No condition shall be less restrictive than the standards of the parallel general use zoning district.

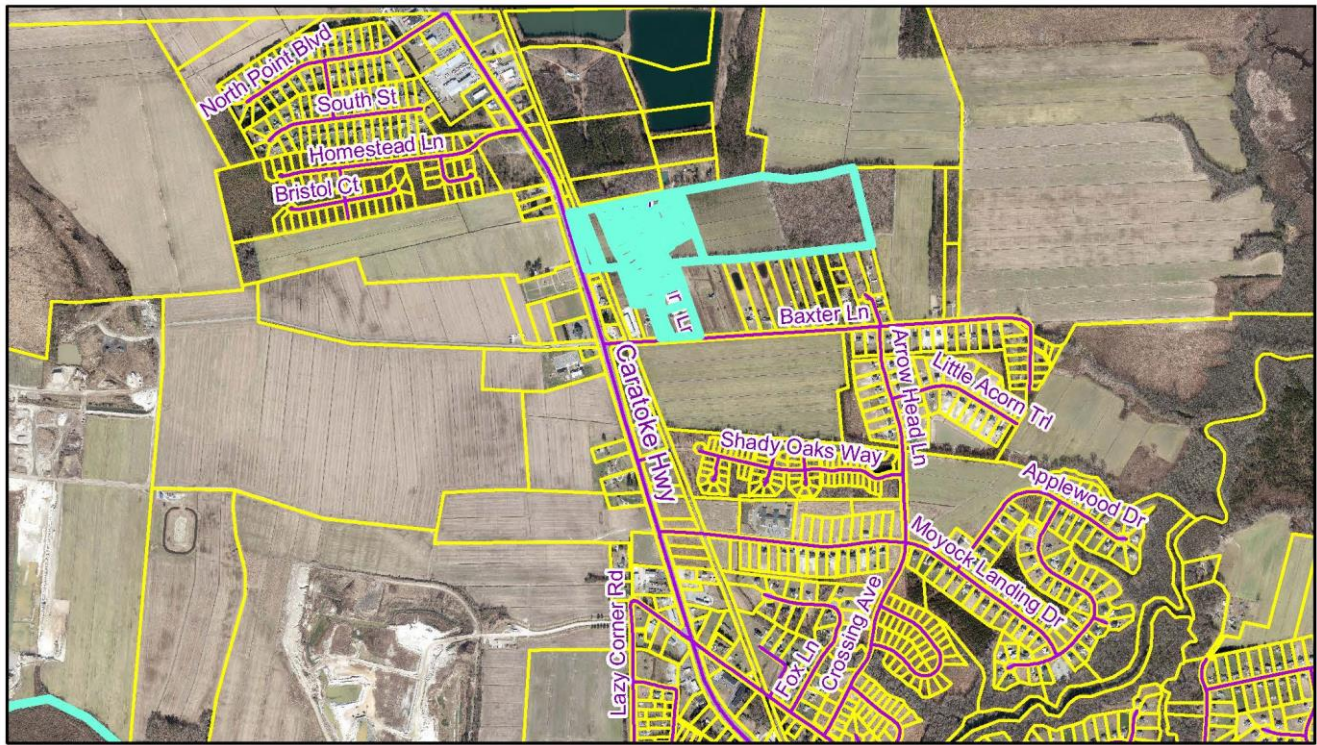
Agreed upon conditions of approval:

1. Use: Subdivision
2. All lots to be greater than or equal to 20,000 square feet.
3. Install a new culvert under Baxter's Lane to improve off-site drainage, size to be determined after engineering evaluation.
4. Explore the possibility of routing a portion of stormwater runoff to the northeast.
5. All residential development will be single family and will conform to sample building elevations provided.

THE APPLICATION AND RELATED MATERIALS ARE AVAILABLE ON THE COUNTY'S WEBSITE
 Planning Board: www.co.currituck.nc.us/planning-board-minutes-current.cfm

Attachment A

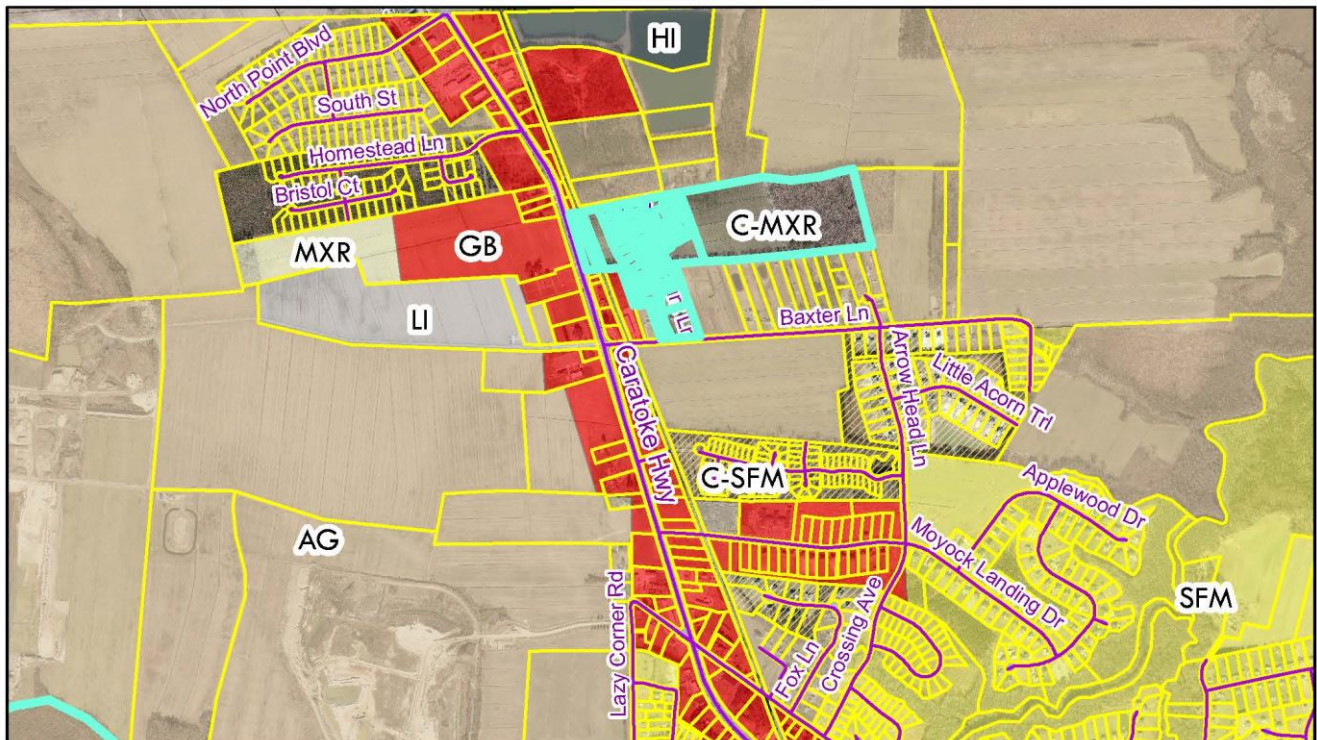
Property Owner	Address	PIN
Paul & Susan Nielsen	109 Alden Run, Moyock, NC	009H-000-0012-0000
Alexander & Amber Wilbanks	107 Alden Run, Moyock, NC	009H-000-0011-0000
Stephen & Rosemary Nitsch	105 Alden Run, Moyock, NC	009H-000-0010-0000
Wendy & Craig Williams	108 Alden Run, Moyock, NC	009H-000-0042-0000
Ian & Sheila Gill	106 Alden Run, Moyock, NC	009H-000-0043-00000
Wesley & Sherry Henry	104 Alden Run, Moyock, NC	009H-000-0044-0000
QHOC of Windswept Pines, LLC	417D Caratoke Hwy, Moyock, NC	009H-000-0045-0000, 009H-000-0052-0000 09H-000-0048-0000, 009H-000-0057-0000 009H-000-0008-0000, 009H-000-0010-0000
Kim & Robert Ausman	128 Parrish Point Lane, Moyock NC	009H-000-0005-0000
Matthew & Stacey Raftery	126 Parrish Pont Lane, Moyock, NC	009H-000-0006-0000
Spencer & Meaghan Press	124 Parrish Point Lane, Moyock, NC	009H-000-0007-0000
Jordan & Rathid Hassani	114 Parrish Point Lane, Moyock, NC	009H-000-0049-0000
Reed & Courtney Wissman	112 Parrish Point Lane, Moyock, NC	009H-000-0050-0000
Richard Warren	110 Parrish Point Lane, Moyock, NC	009H-000-0051-0000
Allied Properties, LLC	417 Caratoke Hwy, Moyock, NC	009H-000-00SA-0000, 009H-000-00SB- 0000, 009H-000-00SC-0000, 0009-000- 006A-0000
Mark Hedish	129 Parrish Point Lane, Moyock, NC	009H-000-0004-0000
Phillip & Lisa Hall	127 Parrish Point Lane, Moyock, NC	009H-000-0003-0000
Ashley & Johnny McDonald	117 Parrish Point Lane, Moyock, NC	009H-000-0056-0000
Douglas & June Carillon	111 Parrish Point Lane, Moyock, NC	009H-000-0053-0000
Benjamin Weller	103 Alden Run, Moyock, NC	009H-000-0009-0000
Amber & Joshua Graham	115 Parrish Point Lane, Moyock, NC	009H-000-0055-0000
Mark & Penny McCrary	131 Baxter Lane, Moyock, NC	0009-000-011L-0000
Brian Cantal	125 Parrish Point, Moyock, NC	009H-000-0002-0000
David & Judith Gregg	118 Parrish Point, Moyock, NC	009H-000-0047-0000
Jerrell Wayne Stokes & Jane Curran	120 Parrish Point, Moyock, NC	009H-000-0046-0000
Michael & Lisa Reinke	121 Parrish Point, Moyock, NC	009H-000-0058-0000



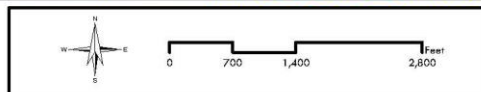
PB 19-15
Allied Properties, LLC
Aerial



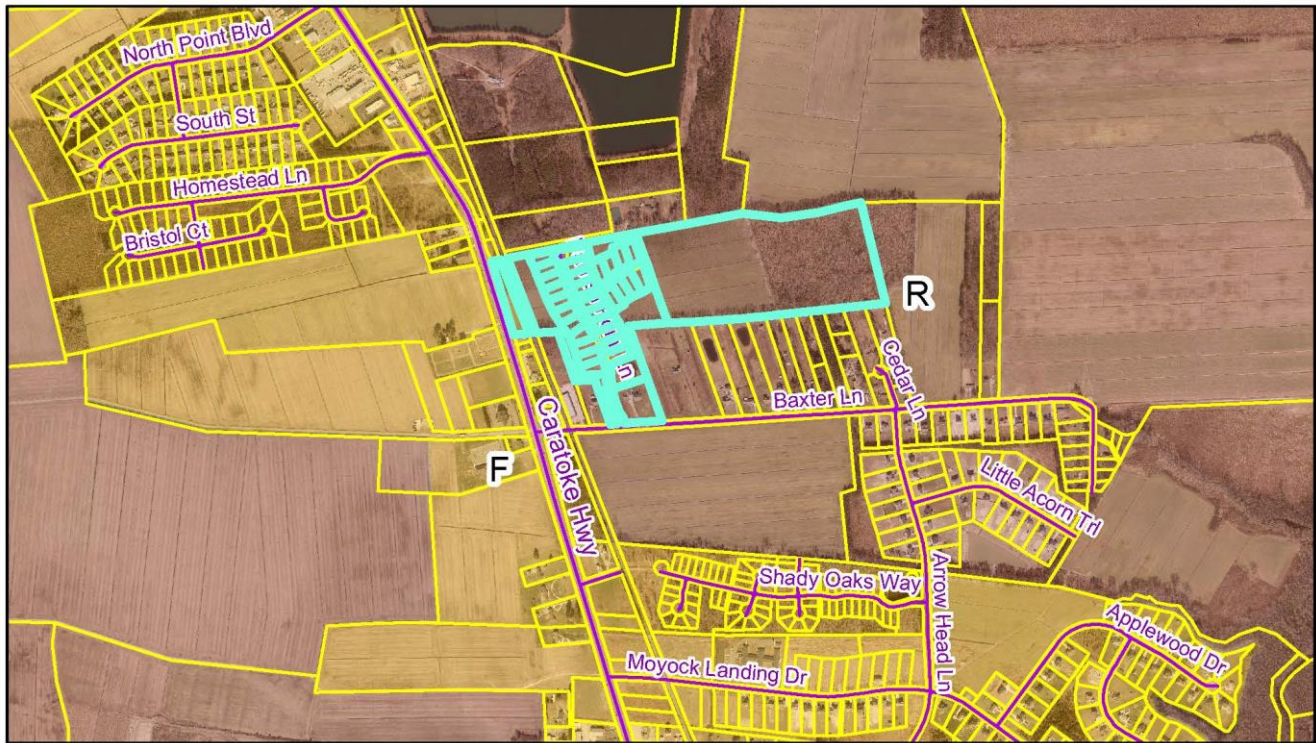
Currituck County
Planning and Community
Development



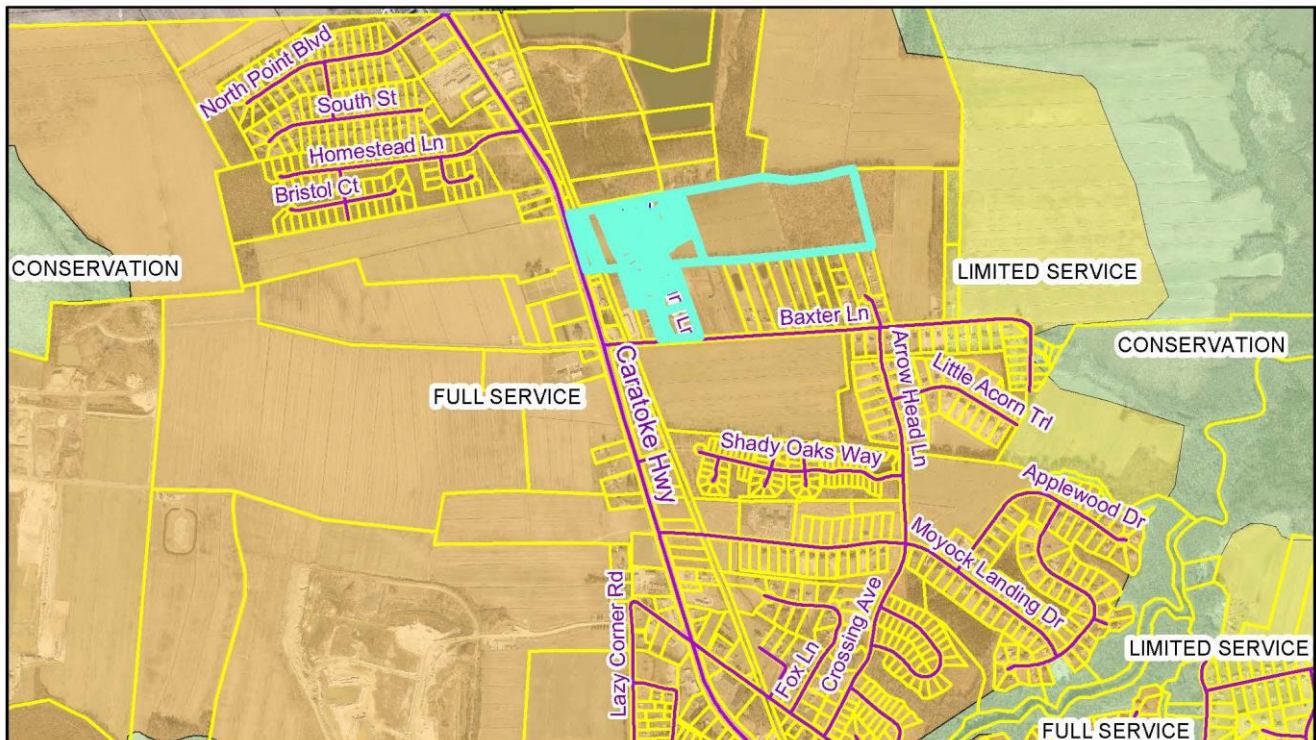
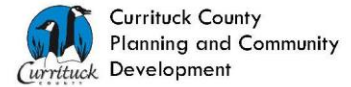
PB 19-15
Allied Properties, LLC
Zoning



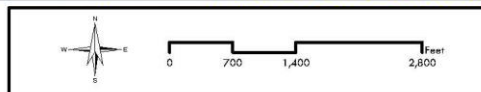
Currituck County
Planning and Community
Development

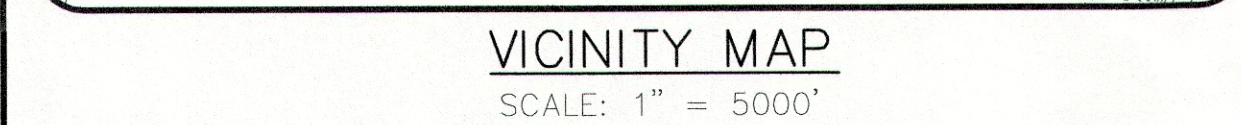


PB 19-15
Allied Properties, LLC
2006 LUP LUC



PB 19-15
Allied Properties, LLC
Moyock Small Area Plan





EXISTING PROPERTY ZONING: C-MXR

INTENDED USE: UP TO 73 SINGLE FAMILY LOTS AND 1.48 ACRE COMMERCIAL AREA

TENTATIVE DEVELOPMENT SCHEDULE:

PHASE	LOTS	PROPOSED RECDORATION
1	30	RECORDED
2	29	2019
3	14	2020
4	COMMERCIAL	2021

AREA CALCULATIONS:

1. TOTAL PROPERTY AREA: 66.87 AC.

MCCRARY LOT AREA: 2.50 AC.
COMMERCIAL AREA: 1.48 AC.
SUBDIVISION DEVELOPMENT AREA: 62.89 AC.

2. DEVELOPMENT SUMMARY - PHASE 1
LOT AREA: 13.41 AC.
MCCRARY LOT AREA: 2.50 AC.
OPEN SPACE AREA: 10.47 AC.
R/W AREA: 2.28 AC.
TOTAL PHASE #1 AREA: 28.66 AC.

OF LOTS: 30 (INCLUDES MCCRARY LOT)
AVERAGE LOT AREA: 23,101 SQ. FT.

3. DEVELOPMENT SUMMARY - PHASE 2
PROPOSED LOT AREA: 14.20 AC.
PROPOSED OPEN SPACE AREA: 6.59 AC.
PROPOSED R/W AREA: 1.82 AC.
TOTAL PHASE #2 AREA: 22.68 AC.

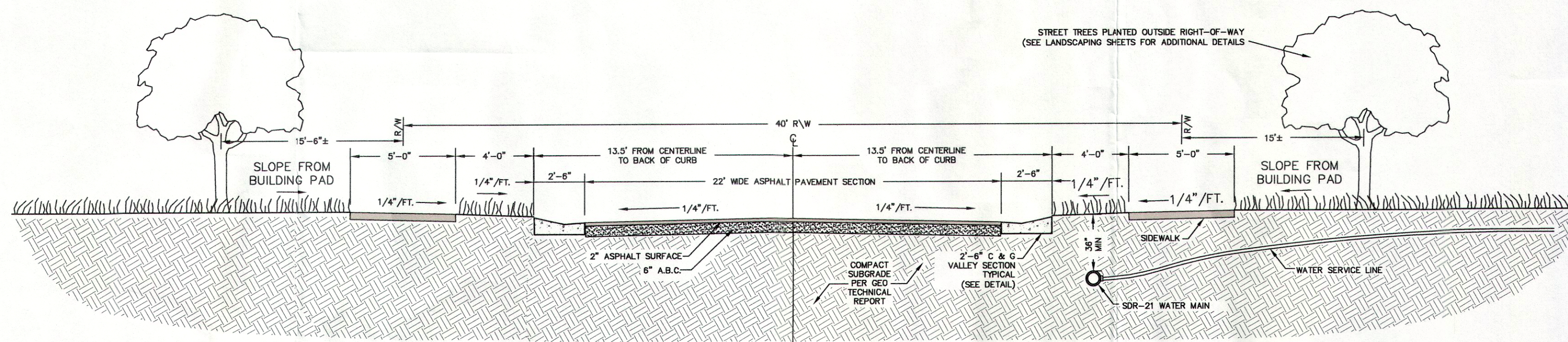
OF PROPOSED LOTS: 29
AVERAGE LOT AREA: 21,322 SQ. FT.

4. DEVELOPMENT SUMMARY - PHASE 3
PROPOSED LOT AREA: 6.88 AC.
PROPOSED OPEN SPACE AREA: 7.51 AC.
PROPOSED R/W AREA: 1.44 AC.
TOTAL PHASE 3 AREA: 15.83 AC.

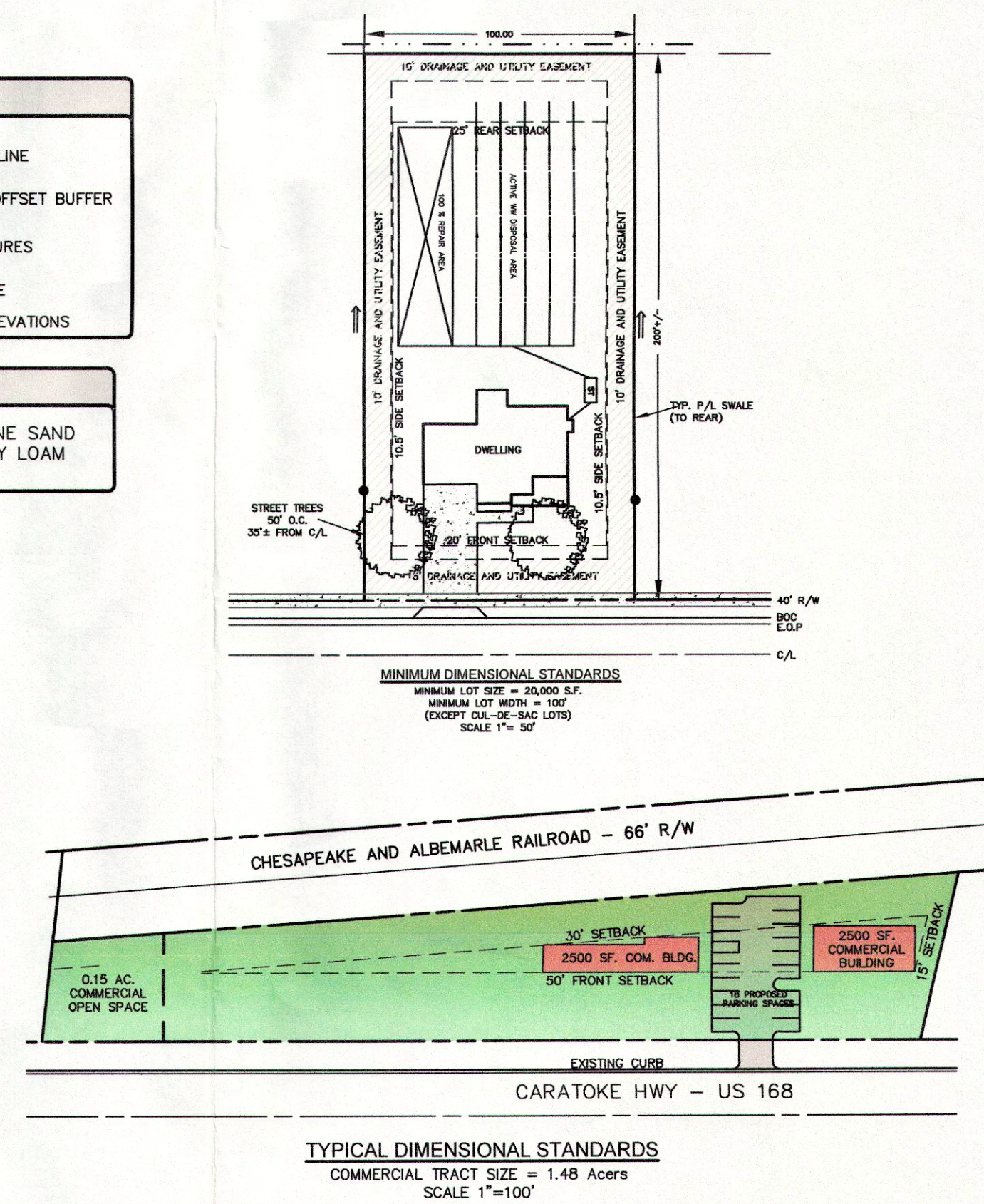
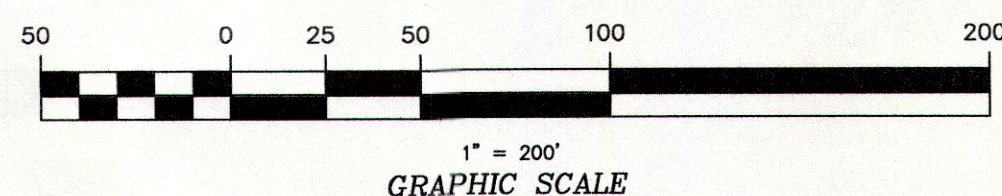
OF PROPOSED LOTS: 14
AVERAGE LOT AREA: 21,357 SQ. FT.

5. RIGHT-OF-WAY WIDTH:
PAVED ROADWAY WIDTH: 40 FT.
UNPAVED ROADWAY WIDTH: 27 FT. (W/ C&G)

6. OPEN SPACE SUMMARY:
REQUIRED:
TOTAL SUBDIVISION AREA: 65.30 AC. * 30% = 19.62 AC
TOTAL COMMERCIAL AREA: 1.48 AC. * 10% = 0.15 AC.
PROVIDED:
TOTAL SUBDIVISION OPEN SPACE AREA: 24.57 AC.
TOTAL COMMERCIAL OPEN SPACE AREA: 0.55 AC.



TYPICAL SUBDIVISION ROADWAY SECTION W/ UTILITIES
NOT TO SCALE SECTION VIEW





Conditional Rezoning Application

OFFICIAL USE ONLY:

Case Number: _____
 Date Filed: _____
 Gate Keeper: _____
 Amount Paid: _____

Contact Information
APPLICANT:

 Name: See Attached

 Address: _____

Telephone: _____

E-Mail Address: _____

PROPERTY OWNER:

 Name: See Attached

 Address: _____

Telephone: _____

E-Mail Address: _____

 LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Same
Property Information

 Physical Street Address: NC 168 just north of Baxter Lane

 Location: Moyock, NC

 Parcel Identification Number(s): See Attached

 Total Parcel(s) Acreage: 66.8

 Existing Land Use of Property: Single Family Residential and Vacant
Request

 Current Zoning of Property: MXR - Conditional District

 Proposed Zoning District: Same
Community Meeting

 Date Meeting Held: 5-13-19

 Meeting Location: Moyock Library

Conditional Rezoning Request

To Chairman, Currituck County Board of Commissioners:

The undersigned respectfully requests that, pursuant to the Unified Development Ordinance, a conditional zoning district be approved for the following use(s) and subject to the following condition(s):

Proposed Use(s):

Subdivision (addition of Phase 3)

Proposed Zoning Condition(s):

1. All lots to be greater than or equal to 20,000 square feet.
2. Route a portion of stormwater runoff to the northeast.
3. All residential development will be single family and will conform to sample building elevations provided.

An application has been duly filed requesting that the property involved with this application be rezoned from: _____ to: _____

It is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound to the conceptual development plan, use(s) authorized, and subject to such condition(s) as imposed, unless subsequently changed or amended as provided for in the Currituck County Unified Development Ordinance. It is further understood and acknowledged that final plans for any development be made pursuant to any such conditional zoning district so authorized and shall be submitted to the Technical Review Committee.

Attached _____
Property Owner (s)

05-23-2019

Date

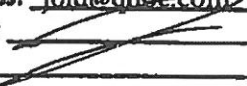
NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

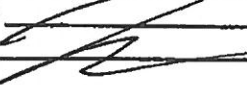
PROPERTY OWNERS NAMES	ADDRESS	PHONE NUMBER	EMAIL
Paul & Susan Nielsen	109 Alden Run, Moyock, NC 27958	(479) 372-8259	rigpig1979@yahoo.com
Alexander & Amber Wilbanks	107 Alden Run, Moyock, NC 27958	(757) 636-6769	ateam6416@gmail.com
Steven & Rosemary Nitsch	105 Alden Run, Moyock, NC 27958	(860) 949-4637	subdoker@gmail.com
Wendy & Craig Williams	108 Alden Run, Moyock, NC 27958	(804) 435-7945	coleman78@me.com
Ian & Sheila Gill	106 Alden Run, Moyock, NC 27958	(254) 247-6733	sheila.gill@itgconsulting.org
Wesley & Sherry Henry	104 Alden Run, Moyock, NC 27958	(757) 288-5155	wsbehenry@yahoo.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Kim & Robert Ausman	128 Parrish Point Lane, Moyock, NC 27958	(757) 537-2506	ausmankim@gmail.com
Matthew & Stacey Raftery	126 Parrish Point Lane, Moyock, NC 27958	(757) 971-1916	horsemenblue@yahoo.com
Spencer & Meaghan Press	124 Parrish Point Lane, Moyock, NC 27958	(805) 490-5039	spencerpress@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke Hwy., Moyock NC 27958	(252) 435-2718	jold@qhoc.com
Jerrell Stokes & Jane Curran	120 Parrish Point Lane, Moyock, NC 27958	(757) 376-6049	dolphinlover14@cox.net
David Gregg	118 Parrish Point Lane, Moyock, NC 27958	(757) 450-3558	jom22ort@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Jordan & Rachid Hassani	114 Parrish Point Lane, Moyock, NC 27958	(753) 513-4297	jhassani@ecsurety.com
Reed & Courtney Wissman	112 Parrish Point Lane, Moyock, NC 27958	(757) 754-7524	reed.wissman@gmail.com
Richard Warren	110 Parrish Point Lane, Moyock, NC 27958	(757) 408-3225	rewarren@cox.net
Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Mark Hedish	129 Parrish Point Lane, Moyock, NC 27958	(757) 282-8152	hedishmark@yahoo.com
Phillip & Lisa Hall	127 Parrish Point Lane, Moyock, NC 27958	(757) 617-1975	artlisah@gmail.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Michael & Lisa Reinki	121 Parrish Point Lane, Moyock, NC 27958	(910) 467-9887	mlreinke99@aol.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Ashley & Johnny McDonald	117 Parrish Point Lane, Moyock, NC 27958	(757) 339-1509	caash15@yahoo.com
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Douglas & June Carillon	111 Parrish Point Lane, Moyock, NC 27958	(757) 635-3178	jd6191@verizon.net
QHOC of Windswept Pines, LLC	417 D Caratoke, Hwy., Moyock, NC 27958	(252) 435-2718	jold@qhoc.com
Benjamin Weller	103 Alden Run, Moyock, NC 27958	(619) 995-3285	wellersbj@bellsouth.net
Amber Graham	115 Parrish Point Lane, Moyock, NC 27958	(757) 348-4701	choicesuhave@gmail.com
Mark & Penny McCrary	131 Batter Lane, Moyock, NC 27958	(252) 435-7576	mmccrary81@aol.com
Allied Properties, LLC	417 Caratoke Hwy, Unit D, Moyock, NC 27958	(252) 435-2718	jold@qhoc.com

PARCEL ID:

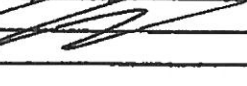
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009H-000-0055-0000, 009H-000-0056-0000, 009H-000-0057-0000, 009H-000-0058-0000

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

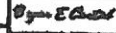
Parcel: 0009-000-006A-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s): 

Parcel: 009H-000-005A-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s): 

Parcel: 009H-000-005B-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s): 

Parcel: 009H-000-005C-0000
Name(s): Allied Properties, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoc.com
Signature(s): 

Parcel: 009H-000-0001-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0002-0000
Name(s): Bryan E. Cantal
Address: 125 Parrish Point Ln
Telephone:
Email Address:
Signature(s):  Loop Signatures
12:22:18 11:45 PM EST
401.850.4167

Parcel: 009H-000-0005-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0008-0000
Name(s):
Address:
Telephone:
Email Address:
Signature(s):

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Name(s):
Address:
Telephone:
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Signature(s):

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Name(s):
Address:
Telephone:
Email Address:
Signature(s):

Parcel: 009H-000-0045-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0046-0000

Name(s): Jerrell Stokes

Address: 170 Parrish Point
Moyock NC 27958

Telephone: _____

Email Address: Authenti...

Signature(s): Jerrell Stokes
2/19/2019 2:10:18 AM EST

Parcel: 009H-000-0047-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0048-0000

Name(s): QHOC of Windswept Pines, LLC

Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958

Telephone: (252) 435-2718

Email Address: jold@qhoe.com

Signature(s): _____

Parcel: 009H-000-0053-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0054-0000

Name(s): QHOC of Windswept Pines, LLC

Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958

Telephone: (252) 435-2718

Email Address: jold@qhoe.com

Signature(s): _____

Parcel: 009H-000-0056-0000

Name(s): Johnny McDonald

Address: 117 Parrish Point Ln
Moyock NC 27958

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0057-0000

Name(s): QHOC of Windswept Pines, LLC

Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958

Telephone: (252) 435-2718

Email Address: jold@qhoe.com

Signature(s): _____

Parcel: 009H-000-0058-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Attachment: 3-19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0006-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

✓ Parcel: 009H-000-0010-0000

✓ Name(s): Steve N. Smith

Address: _____

Telephone: _____

Email Address: _____

✓ Signature(s): [Signature]

Parcel: 009H-000-0042-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0043-0000

Name(s): Ira GillAddress: 100 ALDEN

Telephone: _____

Email Address: _____

Signature(s): [Signature]

Parcel: 009H-000-0049-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0050-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0051-0000

Name(s): Richard WarrenAddress: 110 Parrish Point

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0052-0000

Name(s): QHOC of Windswept Pines, LLCAddress: 417 Caratoke Hwy, Unit DMoyock, NC 27958Telephone: (252) 435-2718Email Address: jold@qhoc.comSignature(s): [Signature]

Parcel: 009H-000-0055-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0045-0000

Name(s): Don Deleo

Address: _____

Telephone: _____

Email Address: _____

Don Deleo
loop verified
07/20/19 3:17 PM EST
7471-3W2 ALEM M-3J

Parcel: 009H-000-0046-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0047-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0048-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0053-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0054-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0056-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0057-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0058-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 0009-000-011L-0000

Name(s): Mark & Penny McCrary

Address: _____

Telephone: (252) 435-7576

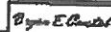
Email Address: mmccrary819@aol.com

Signatures: mmccrary fb

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

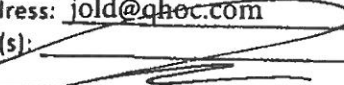
Parcel: 009H-000-0002-0000
 Name(s): Bryan E. Cantal
 Address: 125 Parrish Point Ln
 Telephone: _____
 Email Address: _____
 Signature(s): 

solloop verified
 12:23:48 PM EST
 4007 RSO - SHS2-VTE

Parcel: 009H-000-005A-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

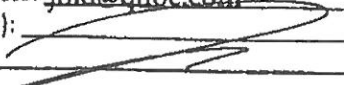
Parcel: 009H-000-0005-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

Parcel: 009H-000-005B-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

Parcel: 009H-000-0008-0000
 Name(s): QHOC of Windswept Pines, LLC
 Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
 Telephone: (252) 435-2718
 Email Address: jold@qhoc.com
 Signature(s): 

Parcel: 009H-000-005C-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

Parcel: 009H-000-0009-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

Parcel: 009H-000-0001-0000
 Name(s): QHOC of Windswept Pines, LLC
 Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
 Telephone: (252) 435-2718
 Email Address: jold@qhoc.com
 Signature(s): 

Parcel: 009H-000-0012-0000
 Name(s): _____
 Address: _____
 Telephone: _____
 Email Address: _____
 Signature(s): _____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Parcel: 009H-000-0045-0000
Name(s): QHOC of Windswept Pines, LLC
Address: 417 Caratoke Hwy, Unit D
Moyock, NC 27958
Telephone: (252) 435-2718
Email Address: jold@qhoe.com
Signature(s):

Parcel: 009H-000-0046-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

✓ Parcel: 009H-000-0047-0000
Name(s): David and Judith Gregg
Address: 118 Parrish Point Ln
Telephone: _____
Email Address: _____
Signature(s):
009H-000-0047-0000
2015 12 18 14:00:00
1925 4076 0216 73

Parcel: 009H-000-0048-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0053-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0054-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0056-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0057-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0058-0000
Name(s): _____
Address: _____
Telephone: _____
Email Address: _____
Signature(s): _____

Parcel: 009H-000-0045-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0046-0000

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Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0047-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0048-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0053-0000

Name(s): Jane CarillonAddress: 111 Parrish PtMoyock NCTelephone: 757 635 3178Email Address: duiqi@verizon.netSignature(s): Jane Carillon

Parcel: 009H-000-0054-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0056-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0057-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0058-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (If applicable)

Parcel: 009H-000-0004-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0006-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0010-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0042-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0043-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0049-0000

Name(s): Jordan & Rachid HassaniAddress: 114 Parrish Point LaneMoyock, NC 27958Telephone: 757 513 4297Email Address: Ohassani.009swc@comcast.netSignature(s): [Signature]

Parcel: 009H-000-0050-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0051-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0052-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0055-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0006-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0010-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0042-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0043-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0049-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0050-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0051-0000

Name(s): Richard E. WarrenAddress: 110 Parrish Point LaneMoyock NC 27958

Telephone: _____

Email Address: _____

Signature(s): [Signature]

Parcel: 009H-000-0052-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0055-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0045-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0046-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0047-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0048-0000

Name(s): _____

Address: _____

Telephone: _____

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Name(s): _____

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Telephone: _____

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Address: _____

Telephone: _____

Email Address: _____

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Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0057-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0058-0000

Name(s): Michael W. Reinke

Address: _____

Telephone: _____

Email Address: _____

Signature(s) *Michael W. Reinke*

dotloop verified
01-10-19 1:08 AM EST
B12H H8J9-0EUR S6QB

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-005A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-005B-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-005C-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0001-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0002-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0005-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0008-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0009-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0012-0000

Name(s): Paul A. Nielsen

Address: 109 Alden Run

Telephone: _____

Email Address: _____

Signature(s): *Paul A. Nielsen*dotloop verified
11/29/14 3:05 PM EST
LWVK-NPRC-XLRV-LN08

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SA-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SB-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SC-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0001-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0002-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0005-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0008-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0009-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-00 *0050*-0000

Name(s): Reed T. Wissman

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

doLoop verified
11/18/18 12:57 PM EST
QQUC-JWSZ-CCOR-IDED

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0007-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0011-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0044-0000

Name(s): Wesley & Sherry HenryAddress: 104 Alden RunMoyock, NC 27958Telephone: 757-288-5155Email Address: wsbhenry@yahooSignature(s): ☒ Wesley N. Henry☒ Sherry Henry

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000

Name(s): Mark K. Hedish

Address: _____

Telephone: _____

Email Address: _____

Signature(s): *Mark K. Hedish* dotloop verified
11/02/18 8:17PM EDT
VHVD-3KSC FYIR LSSL

Parcel: 009H-000-0006-0000

Name(s): Matthew R. Raftery

Address: _____

Telephone: _____

Email Address: _____

Signature(s): *Matthew R. Raftery* dotloop verified
11/04/18 5:25PM EST
G6FM-J6AB 88LE-PHXB

Parcel: 009H-000-0010-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0042-0000

Name(s): Wendy Jo Williams

Address: _____

Telephone: _____

Email Address: _____

Signature(s): *Wendy Jo Williams* dotloop verified
11/04/18 4:56PM EST
6SVD-D1 L OXSO VAGO

Parcel: 009H-000-0043-0000

Name(s): Ian Gill

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0049-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0050-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

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Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0052-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0055-0000

Name(s): Michael T. Packert

Address: _____

Telephone: _____

Email Address: _____

Signature(s): *Michael T. Packert* dotloop verified
11/02/18 5:36PM EDT
7UCO-IRYT-JE0B-RQHD

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0011-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

* Parcel: 009H-000-0007-0000

Name(s): SPENCER PRESSAddress: 124 PAPERST PONT LNMOORE NC 27958Telephone: 805-490-5039Email Address: SPENCER.PRESS@gmail.comSignature(s): [Signature]

Parcel: 009H-000-0044-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0002-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-005A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0005-0000

Name(s): Robert and Kim Ausman

Address: _____

Telephone: _____

Email Address: _____

Signature(s):  

Parcel: 009H-000-005B-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0008-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

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Email Address: _____

Signature(s): _____

Parcel: 009H-000-0009-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0001-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0012-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

Previously Owned by Allied Properties, LLC - New Owner Info (if applicable)

Parcel: 0009-000-006A-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SA-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SB-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-00SC-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0001-0000

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Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0002-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0005-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0008-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0009-0000

Name(s): Benjamin WellerAddress: 103 Alden RunTelephone: 619 955 3225

Email Address: _____

Signature(s): [Signature]

Parcel: 009H-000-0012-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Lot 3 *

Parcel: 009H-000-0003-0000

Name(s): Phillip & Lisa HallAddress: 5101 Cove Oak Ct
McKinney TX 75071-7846Telephone: 757-617-1975Email Address: artlisa@gmail.comSignature(s): [Signature]Phillip Hall

3/6/2019

Parcel: 009H-000-0007-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Phillip Hall

3/6/2019

Parcel: 009H-000-0011-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0044-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by MCQ Builders LLC-2 - New Owner Info (if applicable)

Parcel: 009H-000-0003-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0007-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0011-0000

Name(s): Alexander + Amber WilbanksAddress: 107 Alden RunMoyock, NC 27958Telephone: 857-636-6769Email Address: ATEAMK44@gmail.comSignature(s): [Signature]

Parcel: 009H-000-0044-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Previously Owned by QHOC of Windswept Pines, LLC - New Owner Info (if applicable)

Parcel: 009H-000-0004-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0006-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0010-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0042-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0043-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0049-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0050-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0051-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0052-0000

Name(s): _____

Address: _____

Telephone: _____

Email Address: _____

Signature(s): _____

Parcel: 009H-000-0055-0000

Name(s): Amber D. Gaham

Address: 115 Parrish Point Ln

Telephone: _____

Email Address: _____

Signature(s): _____

DocuSigned by:

Joslin Graham

4796F9A4C2B04C0...

Attachment: 3- 19-15 CZ Application (PB 19-15 Windswept Pines)

4558 Windswept Pines - Phase 3 Conditional Zoning Amendment and Amended Preliminary Plat

Community Meeting Minutes

Monday, May 13, 2019

Scheduled Time/Place: 6:00 pm, Moyock Library, Moyock, NC

Meeting Began at 6:05 pm

Attendees: Justin Old, Representing the Developer
 Donna Voliva, Representing the Currituck County
 Planning and Development Department
 Mark Bissell, Representing the Engineering Firm
 Nearby Community Residents (please refer to the
 attached sign-in sheet)

Summary:

An outline of the meeting presentation is attached. The residents were provided an overview of the review and approval process for this type of project, and were provided a description of the main elements of the development plan. A map showing the context of the site as well as the preliminary development plan were presented.

The following comments and concerns were expressed by the Community members, and responses that were given are shown next to each comment below:

Comments from the Community	How Addressed
Will there be a second connector road to Baxter Lane from the property?	There is no opportunity to make another connection to Baxter unless additional property is added to the development. Surrounding properties are all owned by other parties.
Speed limit signs are needed in the development.	NCDOT will put permanent speed limit signs up when they take the roads into the state system, but the developer will put up some temporary signs.
How will the roadway connection be made to the property to the North?	The connector road will be paved to the top of the property line ditch bank and a fee provided to Currituck County for the future connection.
What is the time frame for the development?	We have anticipated that the property will be improved and ready for home construction in approximately one year.
Are street lights proposed?	Street lights are not being proposed for this subdivision.

The main part of the meeting ended at approximately 6:25 PM; with a couple of the community members staying to look at the maps and further discuss the details of the development after the regular meeting had adjourned.

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Donna Voliva	Creech P+CD	252 232 6032	donna.voliva@cumtuckcountync.gov
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Windswept Pines Community Meeting- Outline of Presentation

May 13, 2019

6:00 PM

A. Housekeeping –

- Please sign-in
- A record of the Community meeting will be provided to Currituck County.
(concerns raised/ attempts to address concerns)

B. What is the Request?

- Amendments to Conditional Zoning and Preliminary Plat
- Next step in the approval process –before construction plans

C. The Process:

- Pre-application meeting with County
- Community meeting (now)
- TRC review
- PB review
- BOC hearing/action

Then:

- Construction drawing application
- Construction
- Final plat application

D. The Plan:

- The street and lot layout is unchanged (Still proposing 20,000 sq ft minimum lots)
- Increasing open space to provide more stormwater ponds
- Woodlands behind – future phase

E. Questions & Comments

CONSISTENCY WITH LAND USE PLAN - DENSITY
WINDSWEPT PINES PHASE 3

The proposed zoning is to amend the existing C-MXR zoning district, to incorporate a conceptual plan for the development of 14 lots on the 14.07 acre portion of the property that was previously reserved for future development. Adding this third phase to the Windswept Pines subdivision will result in an overall density for the 66.8 acre tract of 1.09 units per acre. The previous amendment (Phase 2) was for a development plan for the first approximately 52 acres (PB 18-22), and a conceptual plan that indicated Phase 3 would be “future residential development similar to phases 1 and 2.” Phase 3 proposes a single-family development pattern similar to phases 1 and 2, with less density. This request is consistent with the following density and development pattern policies of the 2006 Land Use Plan, Moyock Small Area Plan, and UDO:

1. 2006 Currituck County Land Use Plan (“LUP”):

A. Land Use Compatibility Policies

i. Density: The project is located within the Rural Area of the LUP, and proposes a density of 1.09 units per acre. The site is surrounded by land zoned AG, but put to residential, non-agricultural uses. Immediately west of the site are Phases 1 and 2 of Windswept Pines, which are laid out in a similar pattern as the proposed conceptual plan. Further west is a strip of commercial uses along Caratoke Highway. The area to the east and north is largely wooded, and this site is separated from existing residential to the south by additional vegetation.

The density guidance in the LUP is based on assumptions about available infrastructure, existing development patterns, and the presence of environmental features that do not apply to this site in the same way they may apply to Rural sites in general. There are no environmentally sensitive features or factors which suggest preservation of this portion of the development is critical, especially where the Board has twice before considered this project and the future development contemplated. County water is available to be extended from the adjacent phase. The pattern of development would be consistent with prior Windswept phases, in terms of lot layout, cul-de-sacs, open space provisions, and stormwater controls.

In its December 2018 approval of Phase 2, the Board found that the proposed C-MXR district was “consistent with the 2006 Land Use Plan and the Moyock Small Area Plan because it is at a density appropriate for the location (LUP HN1).” See PB 18-22, Item 2. Here, the availability of County water in the adjacent phase and the consistency of this development with other approved low-density residential in the Rural designation make this an appropriate location for this density. This is also consistent with the County’s density designations because development is occurring along Caratoke Highway, a major transportation corridor.

POLICY HN1: *Currituck County shall encourage development to occur at densities appropriate for the location. LOCATION AND DENSITY FACTORS shall include whether the development is within an environmentally suitable area, the type and capacity of sewage treatment available to the site, the adequacy of transportation facilities providing access to the*

site, and the proximity of the site to existing and planned urban services. For example, projects falling within the Full Services areas of the Future Land Use Map would be permitted a higher density because of the availability of infrastructure as well as similarity to the existing development pattern. Such projects could be developed at a density of two (2) or more dwelling units per acre.... Projects within areas designated as Limited Service would be permitted a density of one (1) to one and one half (1.5) units per acre depending upon the surrounding development pattern and availability of resources. Projects within areas designated as Rural or Conservation by the Future Land Use Plan would be permitted a much lower density of 1 dwelling unit per 3 acres because of the lack of infrastructure in the area, the existing low density development pattern, and presence of environmentally sensitive natural areas. LUP, p. 9-7.

POLICY AG6: For areas experiencing intense development pressure, new residential development may be allowed to locate in COMPACT, VILLAGE-LIKE CLUSTERS, PREFERABLY NEAR EXISTING, NON-AGRICULTURAL ACTIVITIES AND SERVICES, or in other locations that will not interfere with resource production activities. Overall density shall remain very low, with permanent open space, dedicated during the development review process, surrounding such clusters of homes. LUP, p. 9-7.

ii Development Patterns: This site is the final phase of Windswept Pines, which the applicant committed to develop as “residential development similar to phases 1 and 2.” See conceptual plan note, Case PB 18-22. This is consistent with the County’s approach to development in this particular subdivision, but also in the Moyock area, which encourages continuation of development patterns instead of abrupt changes, holes, or leapfrogging. It is also consistent with the Board’s findings in similar cases approving density of approximately 1 unit per acre in the Rural area, including Countryside Estates (PB 15-15, 1.11 units/acre), Waterleigh (PB 16-11, 1.0 unit/acre), Glenmoor Ridge (PB 16-12, 1.0 unit/acre), and Currituck Reserve (PB 14-34, 0.92 units/acre). Similarly, the Board made a finding for Tucker’s Cove (PB 14-32) in the Courthouse subarea, that the suggested subarea density of 1-2 units per acre superseded the lower density suggested in the Rural land use classification. **The layout of this phase** of the development is similar to earlier phases, but has more than 50% of the site reserved as open space, including buffers and stormwater controls. The site is also adjacent to commercial uses along 168, which is designated a Full Service Area, and thus is close to the area where more intense development is anticipated.

POLICY HN3: Currituck County shall especially encourage two forms of residential development, each with the objective of avoiding traditional suburban sprawl... OPEN SPACE DEVELOPMENTS that cluster homes on less land, preserving permanently dedicated open space and often employ on-site or community sewage treatment. These types of developments are likely to occur primarily in the Conservation, Rural, and to a certain extent the Limited Service areas identified on the Future Land Use Map. LUP, p. 9-7.

POLICY HN4: Currituck County shall discourage all forms of housing from “LEAPFROGGING” INTO THE MIDST OF FARMLAND and rural areas, thereby eroding the agricultural resource base of the county. LUP, p. 9-7.

POLICY AG3: County ACTIONS CONCERNING INFRASTRUCTURE (e.g. schools, parks, and utilities) and regulations shall serve to direct new development first to targeted

growth areas near existing settlements identified as Full Service Areas on the Future Land Use Map, rather than “leapfrogging” to locations in the midst of farmland and greenspace identified as Rural and Conservation areas on the Future Land Use Map. LUP, p. 9-6.

***POLICY AG4:** County growth management tools, including particularly zoning, should provide PROTECTION TO AGRICULTURE and other RESOURCE BASED ACTIVITIES from incompatible land uses, such as a residential subdivision in the midst of generally uninterrupted farm land. LUP, p. 9-6.*

B. Moyock Area Policy Emphasis of the Land Use Plan:

Summary of Area Character: *The Moyock area is the fastest growing part of Currituck County. Development densities currently range from 1 to 3 units per acre depending upon development type.*

Moyock Area Policy Emphasis: *The policy emphasis of this plan is on properly managing the increased urban level of growth that this area is sure to experience over the next decade and beyond. Residential development densities should be medium to high depending upon available services. In areas where on-site wastewater is proposed and other County services are limited, development density should be limited to 1-2 units per acre. However in areas where central sewer is proposed or existing, additional services are available and the character of the surrounding areas supports it, higher density ranging from 3-4 units per acre could be considered through the use of overlay zones. Clustered housing developments, with open space required by ordinance, will ... be encouraged. Given the existing development pattern and availability of services, much of the Moyock area is planned as Full Service. LUP, p. 11-4.*

The proposed use will reserve open space of roughly 50% of the phase, and over 30% for the site as a whole. The applicant is proposing stormwater treatment and septic onsite, and will connect to County water available from Phase 2. These services are consistent with the 1-2 units per acre density described in the policy emphasis. The Moyock Area policy consistently references densities at 1 unit per acre minimum, and recognizes that increased density is appropriate where services are available. This is consistent with the 1.09 units per acre proposed here.

2. Moyock Area Small Area Plan (“SAP”):

The SAP designates this area as Full Service Area, with densities which exceed 1 unit per acre. The Small Area Plan map states that “[t]he map should be used in conjunction with the entire plan and not weighted as more important than the vision, policies, or other recommendations” of the County. The fact that the site will have County water available, is located close to 168, and is the final phase of a project with the same designation and density that is adjacent to a Full Service Area on the SAP and LUP all support the requested density for the site.

***Policy FLU 1** – promote compatibility between new development and existing development to avoid adverse impacts to the existing community.*

3. UDO:

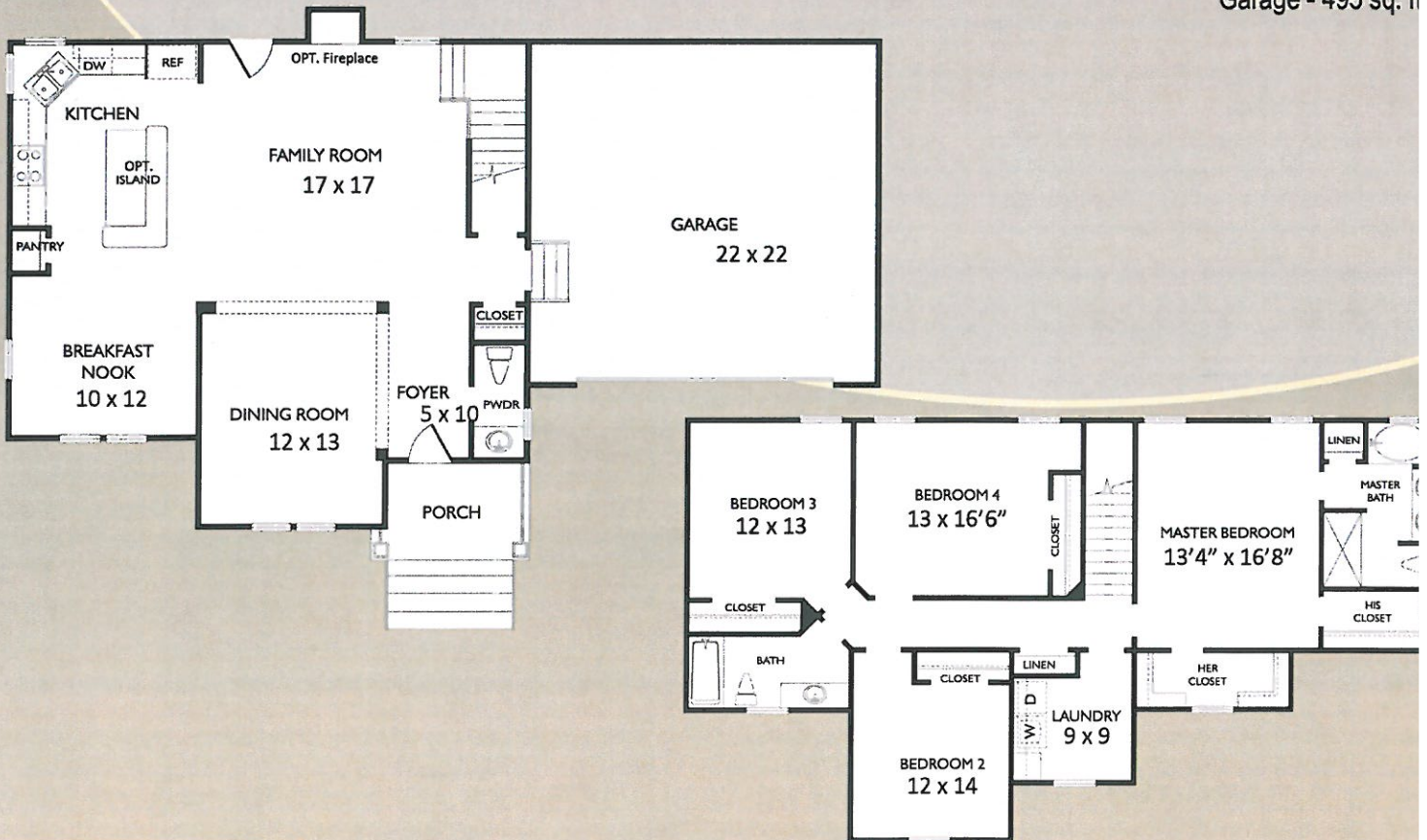
- A.** The proposed single-family residential use is designated in the MXR (Mixed Residential) zoning district. This district “is established to accommodate a wide variety of residential use types at moderate densities” and “is intended to provide moderate-cost housing options for county residents.” UDO Sec. 3.4.6(A).
- B.** This district includes dimensional standards for single-family detached development, including limits on gross density in Full Service Area of 2 units per acre, and a maximum of 1 unit per acre in Limited Service Area. 3.4.6 (D). There is no corresponding maximum density listed for the Rural Service Area, and thus the UDO does not restrict density in the Rural designated areas of the 2006 Land Use Plan. The proposed density of 1.09 units per acre is thus consistent with the UDO.
- C.** The proposed concept plan complies with the dimensional standards in 2.4.6(D) able to be met at the zoning stage, including lot area and minimum open space set aside.



Shown with side entry garage, craftsman style porch post & metal roof accents.

THE PARKLIN

First Floor - 898 sq. ft.
Second Floor - 1,344 sq. ft.
Total Heated - 2,242 sq. ft.
Garage - 495 sq. ft.



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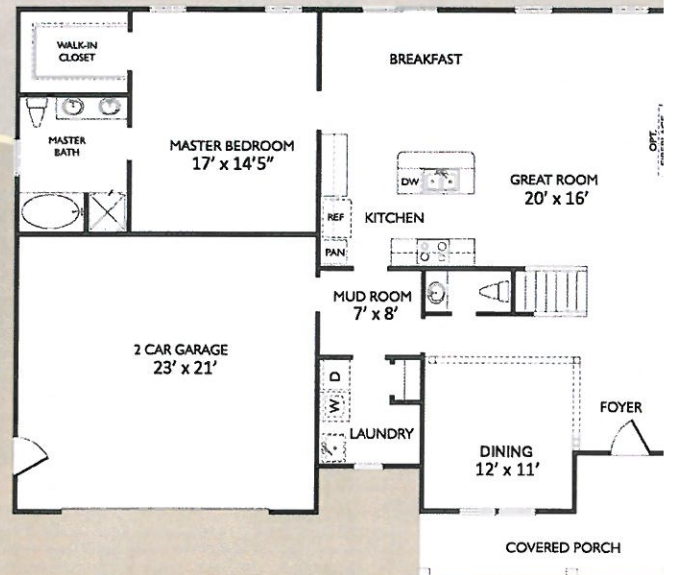
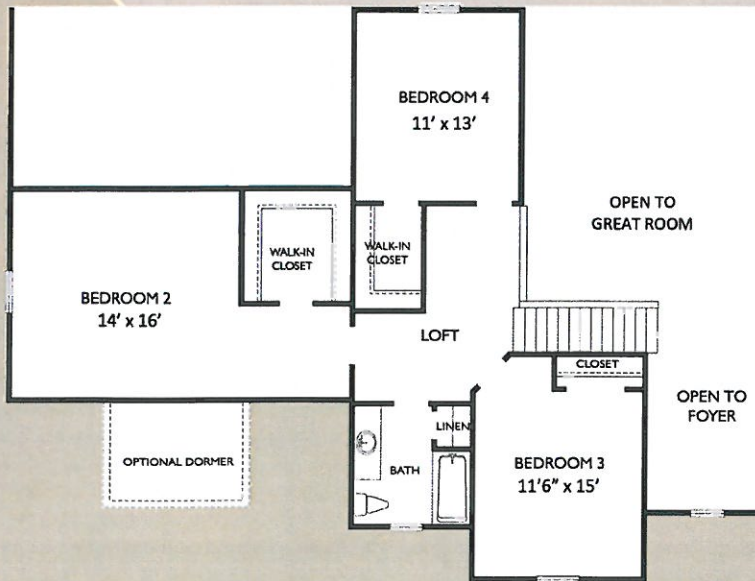
Shown with optional dormer

THE ANFIELD

First Floor - 1,493 sq.
 Second Floor - 927 sq.
 Total Heated - 2,420 sq.
 Garage - 528 sq.
 Opt Dormer - 68 sq.



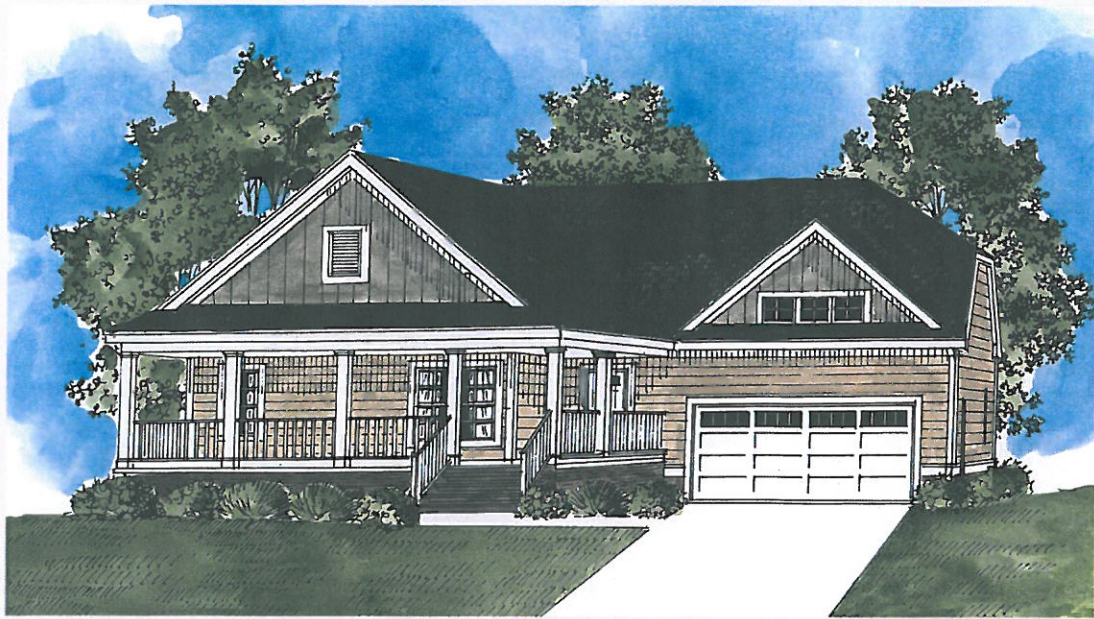
Elevation B shown with optional dormer



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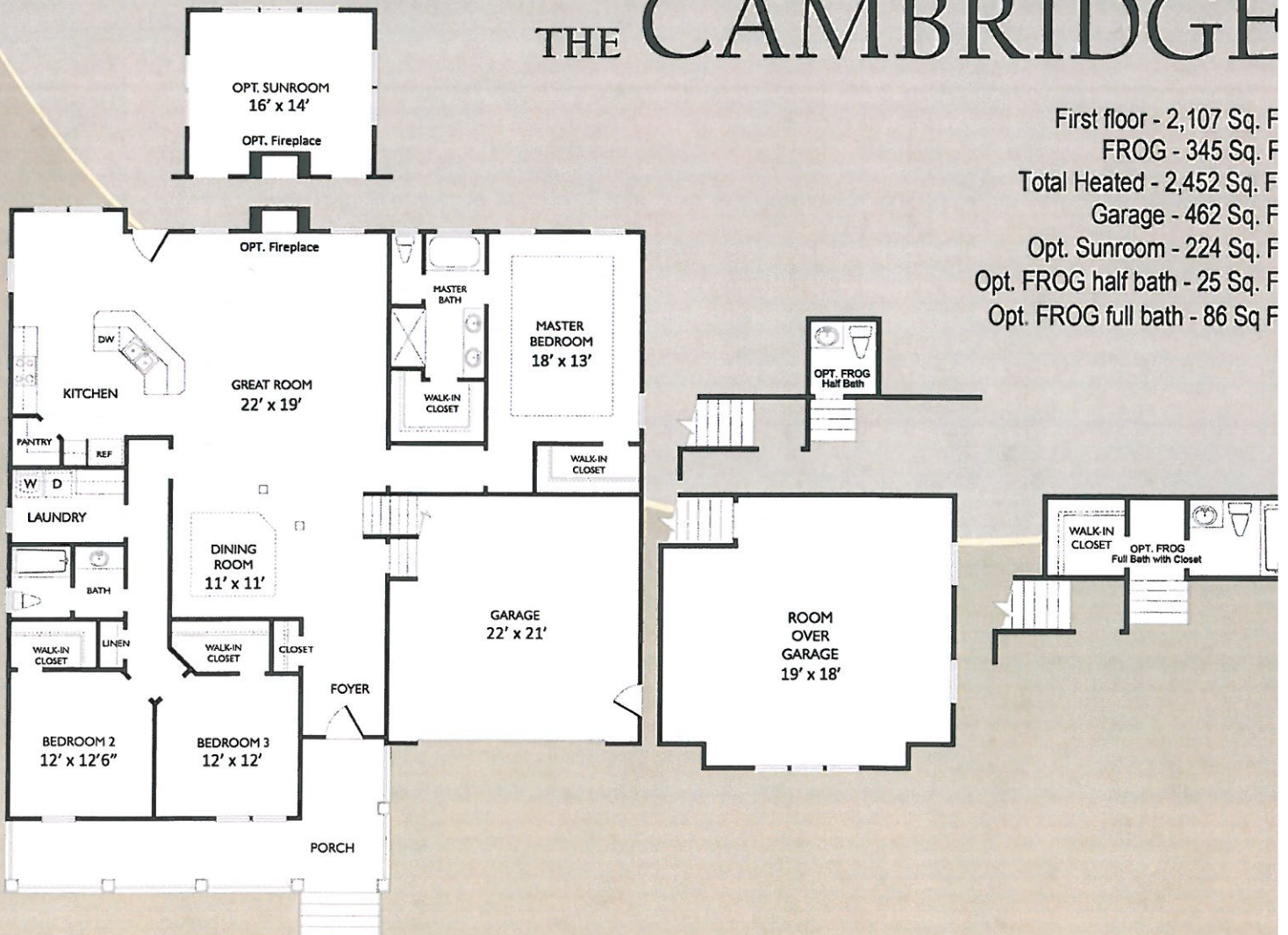
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Attachment: 6- 19-15 Architectural Sketches (PB 19-15 Windswept Pines)



Shown with decorative gable option

THE CAMBRIDGE



First floor - 2,107 Sq. F
 FROG - 345 Sq. F
 Total Heated - 2,452 Sq. F
 Garage - 462 Sq. F
 Opt. Sunroom - 224 Sq. F
 Opt. FROG half bath - 25 Sq. F
 Opt. FROG full bath - 86 Sq. F



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